

ORDINANCE NO. 0-92-52-A
092-52a

AN ORDINANCE AMENDING SECTION 501.2 OF ARTICLE 501 "OFF-STREET PARKING, LOADING AND LANDSCAPING" OF THE CONWAY LAND DEVELOPMENT CODE; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

That Section 501.2 "Required Off-Street Parking" shall be changed to read:

Off-street parking or loading space shall be part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.

All Parking shall be in accordance with Ordinance No. 0-91-54 "An Ordinance establishing ~~minimum requirements~~ and standards for parking lots".

Section 2 - That all ordinances in conflict herewith be repealed to the extent of the conflict
Emergency Clause: Whereas it is ~~ascertained~~ *ascertained* and declared that it is necessary for the public peace and welfare of the citizens of the City of Conway, Arkansas, an emergency is hereby declared to exist, and this Ordinance shall take effect and be in force from and after its passage and publication.

Passed this 11th day of November, 1992.

David A. Gentry
Mayor

Martha Hester
City Clerk

ORDINANCE NO. 0-92-53

AN ORDINANCE AMENDING SECTION 601.2 OF THE CONWAY ZONING ORDINANCE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

SECTION 1: That SECTION 601.2 - ACCESSORY BUILDINGS: GENERAL, LOCATION, MAXIMUM REAR YARD COVERAGE of the Zoning Ordinance of the Conway Land Development Code be amended to read as follows:

"SECTION 601.2 - ACCESSORY BUILDINGS: GENERAL, LOCATION, MAXIMUM REAR YARD COVERAGE

An accessory building may be erected detached from the principal building, or, except when a stable, may be erected as an integral part of the principal building.

A. GENERAL REQUIREMENTS

An accessory building attached to the main building shall be made structurally a part and have a common wall with the main building and shall comply in all respects with the requirements of this Ordinance applicable to the principal building. No accessory building shall be located closer than five (5) feet to any interior lot line, but such building may be located within five (5) feet of an alley where such alley abuts on the rear line of the lot. In the case of a corner lot, said accessory building shall not project beyond the building line required or existing on the adjacent lot. Accessory buildings shall not cover more than thirty percent (30%) of the area of the required rear yard and shall not be located closer than sixty (60) feet from the front property line. Accessory buildings shall not exceed the maximum height as allowed by this Ordinance for the related principal buildings in that zone.

B. RESIDENTIAL ACCESSORY BUILDINGS

Except for opensided carports, all accessory buildings not attached to the main building in a residential district shall be located on the rear one-half of the lot or no closer to the front lot line than the rear of the principal building located on the lot, whichever is less, and shall be at least ten (10) feet from any building existing or under construction on the same lot or adjacent lot."

SECTION 2: That all ordinances in conflict herewith are repealed to the extent of the conflict.

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SECTION 3: That this ordinance is necessary for the protection of the public peace, health and safety, and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 10th day of November, 1992.

APPROVED:

David A. Gentry
Mayor

ATTEST:

Martha Antunich
City Clerk